

## STAFF REPORT

DATE December 19, 2017  
PLACE 50 W Gay St  
TIME 3:00 pm

### A CALL TO ORDER

### B HOUSEKEEPING ITEMS

### C APPROVAL OF MINUTES

~3:02 Meeting Summary – October 17, 2017

### D NEW BUSINESS - APPLICATIONS FOR CERTIFICATE OF APPROVAL

~3:03 17-12-001 Address: 83-85 McDowell Street  
Property Owner: City of Columbus Land Bank  
Applicant: Michael Farrenkopf: Department of Development  
To be reviewed: Demolition

**Sub-Districts:** West Broad St Arts and Innovation Dodge Park

**Code Reference:** 3323.11 (H) Demolition

#### Staff Observations:

83-85 McDowell Street is occupied by two vacant structures, a single-family residential home and a Church building. The property is currently owned by the City of Columbus Land Redevelopment Office. The applicant is seeking review and approval to demo the vacant single-family residential structure only (Church will remain). The disturbed area will be filled, graded and seeded.

#### Demolition Permit Review:

Standard	Staff Comments
Replacement use reviewed and approved by EFRB	No replacement use proposed.
If no replacement structure or use is proposed, a plan detailing how the property will be maintained has been reviewed and approved by the Board.	The disturbed area will be filled, and graded.
Is the property eligible for Columbus or National Registers of Historic Places?	Not eligible

Staff recommends approval for the applicant's request to demolish the single-family home based the fact that it is not a contributing building, that it is not eligible for the Columbus or National Register of Historic Places. In addition, the applicant has submitted a plan detailing how the property will be maintained.

**Staff Recommendation:** Approval Approval with Conditions Table Disapproval

Address: 250 W Rich Street

Property Owner: Columbus Metropolitan Housing Authority

Applicant: Casto

To be reviewed: Signage, Site plan revisions

**Sub-Districts:** West Broad St Arts and Innovation Dodge Park

**Code Reference:** 3323.21 Development Standards  
3375 Graphics  
3381 Graphics

**Staff Observations:**

250 W Rich Street, also known as River and Rich, is a mixed use development that includes 230 residential units, retail, a signature arts user and a two-story parking deck. The project was initially approved with conditions by the EFRB on August 16, 2016 but received full approval (excluding graphics) during the November, 15 2016 meeting.

The current application includes a 104 SF vertical projecting blade sign and attached graphic (15' x 30"). The sign will be mounted on building B1 fronting W. Rich Street. The top of the sign will be 51 ft. from grade and will project approximately 4 1/2 ft. from the building. The applicant will also be submitting a comprehensive graphics package for the entire River & Rich development in the near future.

In addition to the signage and graphic submittal, the application also includes site modifications to the approved site plan. Specifically, the applicant is proposing to remove the segment of brick pavers on the eastside of building A2. The original intent was to use permeable pavers to allow for stormwater runoff, but as the project continued to develop, it was concluded that extra stormwater management is not needed. The area will now be paved with asphalt.

**Applicable Code Development Standards:**

Standard	Art and Innovation District	Staff Comments
Graphics	3323.21	Consistent
Lighting	3323.21	Not Consistent. The highest lighting fixture will be approximately 50 ft. above grade.

**Applicable Plan Development Standards:**

Recommendation and Standard	Staff Comments
Lighting	
<ul style="list-style-type: none"> <li>Lights should have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane.</li> </ul>	Consistent

Recommendation and Standard	Staff Comments
Graphic Design Guidelines	
<ul style="list-style-type: none"> <li>A wide range of design styles are appropriate for East Franklinton, with preference for contemporary design and materials.</li> </ul>	Consistent. Some elements of the building encroach into the R/W. Staff recommend that the applicant work with Public Service for approvals
<ul style="list-style-type: none"> <li>Signs that reinforce the creativity, craftsmanship, and industrial character of the East Franklinton District are encouraged.</li> </ul>	Consistent
<ul style="list-style-type: none"> <li>Signage should be pedestrian in orientation and scale. Wall and blade signs are preferred. Auto-oriented signage is not appropriate for this district. The Review Board may consider auto-oriented signage requests featuring unique and artistic elements if such graphics are integral to the design of a building, development, and/or character of the sub-districts.</li> </ul>	Not Consistent.

<ul style="list-style-type: none"> <li>Externally illuminated signs should only use light fixtures that prevent light spillage onto adjacent properties.</li> </ul>	Consistent
Projecting (Blade) Sign Guidelines	
<ul style="list-style-type: none"> <li>The maximum allowable area for a projecting sign should be 12 square feet per side; 24 square feet total.</li> </ul>	Not consistent. Applicant is proposing a 104 SF sign. Staff deems this appropriate since the sign is more vertical
<ul style="list-style-type: none"> <li>The maximum horizontal projection measured from the building should not exceed four feet or two-thirds of the sidewalk width, whichever is less.</li> </ul>	Not Consistent. Applicant is proposing 4' 4" projecting sign. Staff recommends that the sign be reduced in width to 4 ft. A suggestion would be to eliminate the foot long metal bracket so the sign is flush with the wall.
<ul style="list-style-type: none"> <li>A minimum of 10 feet of clearance should be maintained between grade and the bottom of the sign. Approval by the Department of Public Service may be required for signs that project into the right-of-way.</li> </ul>	Consistent
<ul style="list-style-type: none"> <li>Projecting signs should not extend above the bottom of the second floor windows. Where windows do not exist, the nearest building or buildings on the same block should be used for determining window height. Regardless, the top of projecting signs may not exceed a height of 15 feet measured from grade.</li> </ul>	Not Consistent. The top of projecting sign is 51' from grade. Staff believes that a vertical projecting sign is more appropriate as the signage development of this scale.

**Graphics:** The proposed vertical blade sign is generally consistent with the Graphic Design Guidelines as the East Franklinton District encourages a wide range of design styles, with preference for contemporary design and materials. The Graphic Design Guidelines recommend that signs should be pedestrian in orientation and scale, however, auto-oriented signs may be considered for signage requests featuring unique and artistic elements and if such graphics are integral to the design of a building, development, and/or character of the sub-districts. Nonetheless, staff recommends for the applicant to reduce the width/projection of the sign to 4 ft. This could be accomplished if the metal brackets are removed so that the sign is flush to the wall.

In addition, the Graphic Design Guidelines recommend projecting signs may not exceed a height of 15 feet measured from grade. The top of the proposed sign is 51' from grade. Taking into account the size and scale of the overall development, and the height of the building the sign will be erected on, staff concludes that the proposed sign is appropriate. In addition, the applicant will be coming back to the board in the near future for the approval for a signage package for the commercial and retail tenant space.

**Lighting:** East Franklinton Creative Community District limits the height of a light fixture when located within twenty-five (25) feet of a residential use shall not exceed eighteen (18) feet above grade. Staff supports the request to exceed this due to the fact that the proposed light fixtures will be fully shielded and directed down, and inward.

**Site Plan Revision:** Since the brick pavers are not needed for stormwater management, staff supports the applicants request for them to be removed and replaced with asphalt.

The applicant is requesting the following modifications to the East Franklinton Development Standards:

- To allow a light fixture to be erected eighteen (18) feet above grade

**Staff Recommendation:**

Approval

Approval with Conditions

Table

Disapproval

- Reduce the width/projection of the sign to 4 ft.

## E NEXT MEETING

Tuesday – January 16, 2018 at 50 W Gay St at 3:00 pm